



2 Pondfield Road, Rudgwick, RH12 3EW  
£625,000



**ROGER COUPE**  
*your local property experts*

ESTATE AGENT  
Est. 1991



## 2 Pondfield Road

- Spacious extended semi detached home
- Four bedrooms
- Three reception rooms
- Large fitted kitchen/breakfast room
- Good sized garden backing onto woodland
- Home office/gym

Rudgwick is a popular West Sussex village on the border with Surrey. Local amenities include a Co-op store, and post office, doctor/dental surgeries hairdressers and chemist. The village has a primary school and Pennthorpe Preparatory as well as a wider choice of good state and private schools within easy reach. There is beautiful countryside all around with the Downs Link footpath and bridleway providing super walks and cycle routes. The award-winning Firebird craft brewery and The Milk Churn café are super venues to stop off. The large and vibrant village of Cranleigh is just 5 miles away for an excellent range of shops, restaurants and leisure facilities. Further services including mainline trains to London are available in nearby Horsham (6 miles) or Guildford (12 miles).

Council Tax band: TBD

Tenure: Freehold

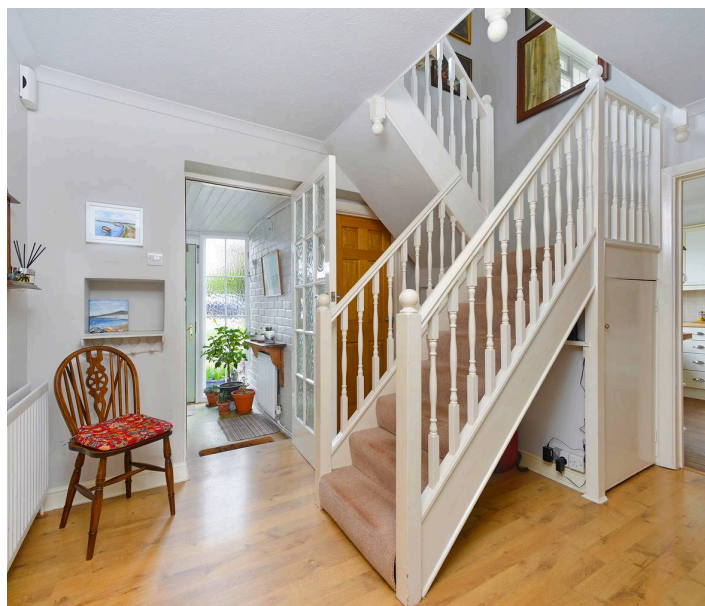
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



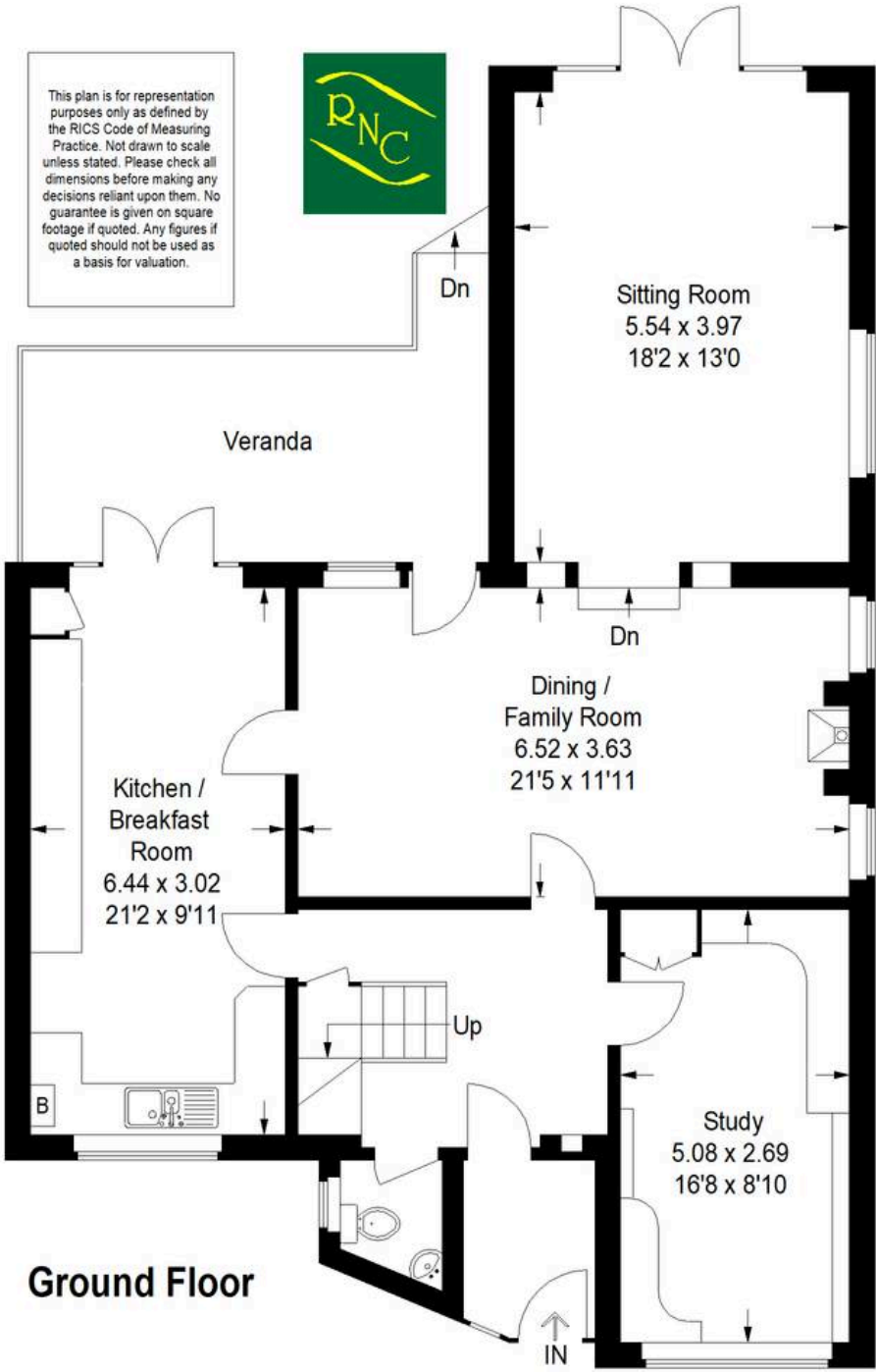
## 2 Pondfield Road

A spacious and extended four bedroom semi detached home situated on a large garden plot within a residential road, close to the village centre. The property has accommodation arranged over two floors with an enclosed entrance porch leading to an inner hallway with cloakroom off, study having fitted desk and bookshelves, fitted kitchen/breakfast room, a dining room and family room with open fireplace, steps down to a good size lounge with double doors to the rear overlooking the garden. Stairs rise to the first floor where there are four bedrooms with bedrooms one, two and three having fitted wardrobe cupboards and the first floor is completed by a spacious family bathroom with separate bath and shower. Outside, the property is approached via a brick paved driveway providing parking for several cars, side access to the rear garden, which is a lovely feature of the property being of good size having a covered veranda area off the kitchen/breakfast room stepping down to a beautifully landscaped garden with well stocked raised flowerbeds interspersed by lawns with paved patio around, and a timber summer house. At the foot of the garden, the property extends into woodland. We highly recommend a visit to fully appreciate the space that this property offers complemented by its good size garden and convenience to local amenities and countryside walks. There is planning permission granted to extend the downstairs cloakroom.



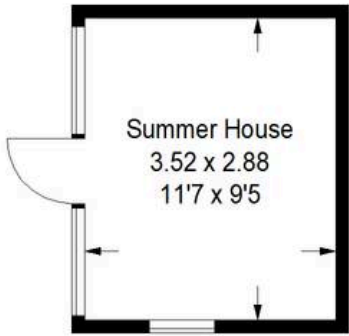


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

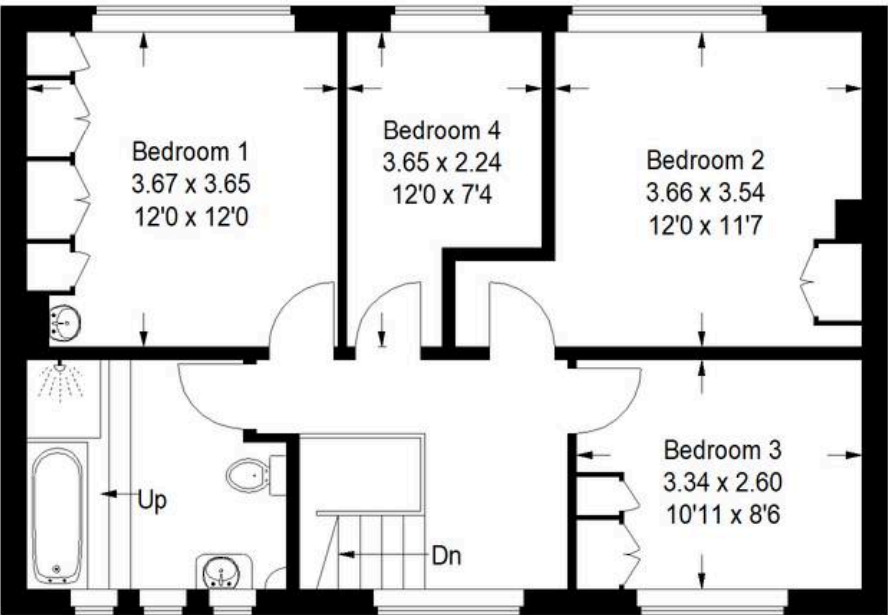


# Pondfield Road, Rudgwick

Approximate Gross Internal Area  
 Ground Floor = 100.2 sq m / 1078 sq ft  
 First Floor = 62.2 sq m / 669 sq ft  
 Outbuilding = 10.1 sq m / 109 sq ft  
 Total = 172.5 sq m / 1856 sq ft



(Not in position)





## Roger Coupe Estate Agent

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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.